

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**January 6, 2011**



**RP10-25: proposed Replat in Block 1 of Utility Fleet Sales Subdivision**

**SIZE AND LOCATION:** 28.750 acres of land adjoining the southwest side of the 2800 block of North Earl Rudder Freeway (State Highway 6), approximately 2,400 feet to 3,600 feet south of its intersection with North Harvey Mitchell Parkway (F.M. 2818)

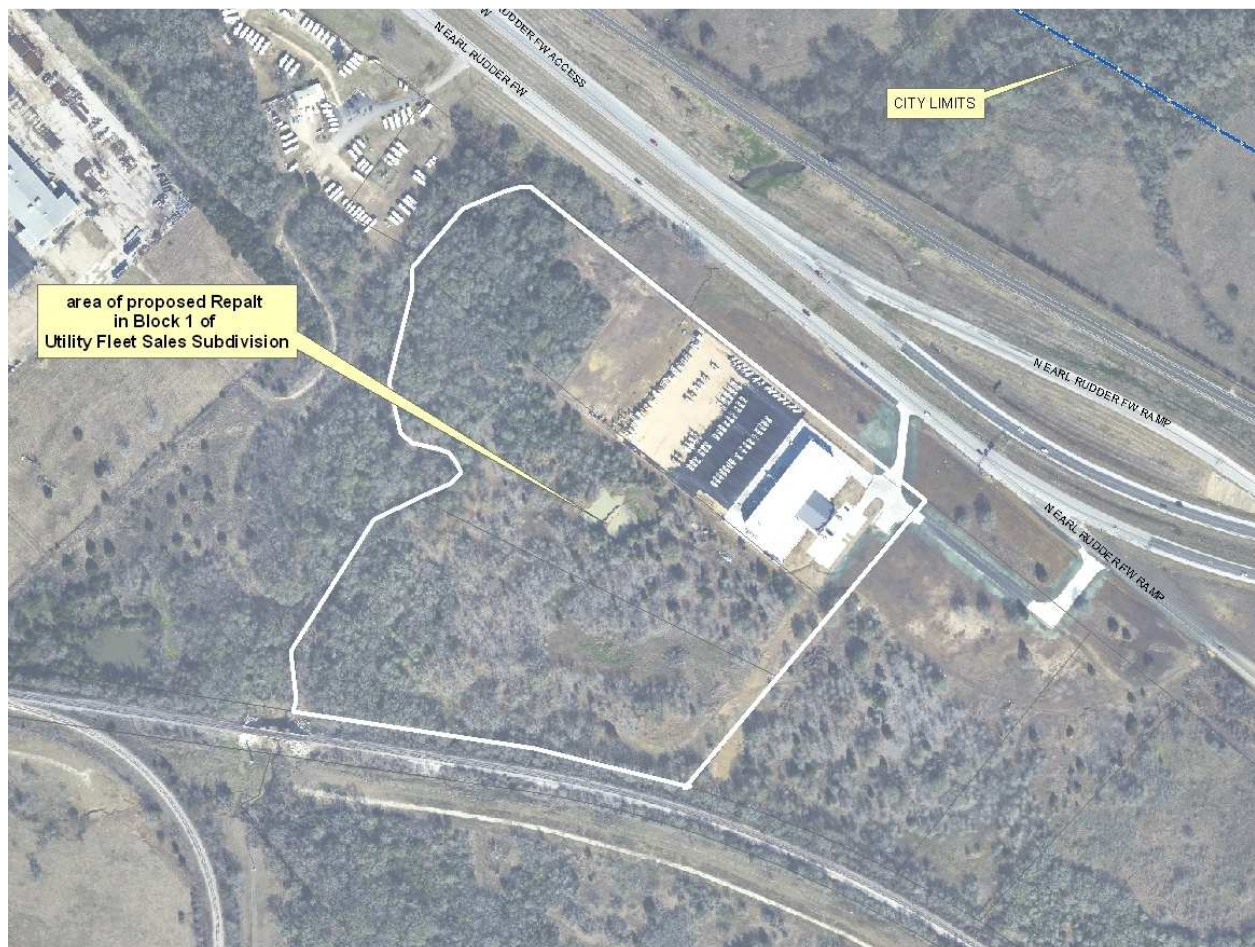
**EXISTING LAND USE:** truck/machinery sales and rental; vacant acreage

**ZONING:** Industrial District (I)

**APPLICANT(S):** George McMahon of McMahon Property Group, LLC

**AGENT:** McClure and Browne Engineering/Surveying, Inc.

**STAFF CONTACT:** Martin Zimmermann, Planning Administrator



**PROPOSED REPLAT:**

The three lots on the 28.75-acre subject property were created with the first replat in Utility Fleet Sales Subdivision, which the Planning and Zoning Commission approved on June 19, 2008 (case no. RP08-12). Facilities for a truck and machinery sales and rental company were subsequently built on the northernmost lot in this subdivision (Lot 1R-1) adjacent to State Highway 6. Access to the two remaining lots was to be provided by means of a joint access drive with a cul-de-sac turnaround, as shown on the original plat portion of the attached replat document. In lieu of constructing that access drive before the replat was recorded with the County Clerk, the City Engineer accepted a letter of credit from the property owners guaranteeing that funds would be available for construction of the access drive when one of the two remaining lots developed, as allowed by Subdivision Ordinance Section 110-33.

The property owners, McMahon Property Group, LLC, now wish to replat the three lots in this block, which are currently zoned Industrial District (I), into two lots (proposed Lots 1R-1A and 2R-3A) that are proposed to be 20+ acres and 8+ acres in size, respectively. A new joint access easement on proposed Lot 2R-3A will guarantee adequate access to both lots from the southbound State Highway 6 frontage road.

**RECOMMENDATION:**

The Site Development Review Committee (SDRC) reviewed the proposed replat request and determined that it conforms to all applicable development regulations and ordinances. The SDRC and staff recommend **approving** this proposed replat.